

15
August 22, 1968

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Hale Champion, Development Administrator
SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-1214
William Merola Sons, Inc.
605 Truman Highway, Hyde Park

Petitioner seeks a Forbidden Use Permit and three variances to erect a three story-140 bed Nursing Home in a Residential (R-.8) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7	A Nursing Home is a Forbidden Use in an R-.8 district		
Sect. 14-2	Lot area for additional unit is insufficient	1500 sq.ft./du	942 sq.ft./du
Sect. 19-6	Side yard is insufficient	25 ft.	15 ft.
Sect. 23-1	Off-street parking is insufficient	59 spaces	29 spaces

The property is located on Truman Highway at the intersection of Truman Highway and Warren Avenue. The proposed Nursing Home is inconsistent with the residential character of the area. The off-street parking, access, and maneuvering areas are inadequate and would create considerable traffic and circulation problems. Recommend denial.

VOTED: That in connection with Petition No. Z-1214, brought by William Merola, Sons, Inc., 605 Truman Highway, Hyde Park, for a Forbidden Use Permit and variances of insufficient lot area for additional unit, side yard, and off-street parking to erect a three story-140 bed Nursing Home in a Residential (R-.8) district, the Boston Redevelopment Authority recommends denial. The proposed off-street parking, access and maneuvering areas are inadequate and would create considerable traffic and circulation problems. The proposal is an unreasonable use of land and inconsistent with the residential character of the area.

Re: Petition No. Z-1217
Cleomont & Ruth Hearn
62 Mountain Avenue, Dorchester

Petitioner seeks a Forbidden Use Permit and three variances to change occupancy from a one family dwelling to a one family dwelling and beauty shop in a Residential (R-.8) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7	A beauty shop is forbidden in an R-.8 district		
Sect. 14-1	Minimum lot area is insufficient	5000 sq.ft.	4267 sq.ft.
Sect. 14-2	Lot area for additional unit is insufficient (Beauty shop)	1500 sq.ft./u	0
Sect. 18-1	Front yard is insufficient	25 ft.	9 ft.

The property is located on Mountain Avenue at the intersection of Mountain Avenue and Dumas Street. The petitioner would utilize the basement of the existing single family residence to conduct the beauty shop operation. The proposal would be inconsistent with the residential character of this one and two family area and would further increase the traffic and parking congestion in the neighborhood. Recommend denial.

VOTED: That in connection with Petition No. Z-1217, brought by Cleomont and Ruth Hearn, 62 Mountain Avenue, Dorchester, for a Forbidden Use Permit and variances of insufficient lot area for additional unit and front yard to change occupancy from a one family dwelling to a one family dwelling and beauty shop in a Residential (R-.8) district, the Boston Redevelopment Authority recommends denial. The proposal would be inconsistent with the residential character of this one and two family area and would further increase the traffic and parking congestion in the neighborhood.

Re: Petition No. Z-1219
Tileston & Hollingsworth Co.
869-905 River Street, Hyde Park

Petitioner seeks a conditional use permit and three variances to use premises for the parking of 260 employees' cars in a Residential (R-.5) and Local Business L-.5) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7 A parking lot is a Conditional Use in R-.5 & L-.5 districts		
Sect. 18-1 Front yard is insufficient	25 ft.	2 ft.
Sect. 19-1 Side yard is insufficient	10 ft.	2 ft.
Sect. 20-1 Rear yard is insufficient	20 ft.	10 ft.

The property, located on River Street between Reddy and Wood Avenues, is directly opposite the petitioner's paper mill and is surrounded by residential properties. The petitioner proposes to relocate the existing parking area to this site for purposes of expanding the paper mill. The proposed parking area is not objectionable, provided however, that the following requirements are met: that 250 watt lighting be substituted for the proposed 400 watt lighting; that the lights be shielded to prevent direct light reflection on adjoining residential properties; that the proposed fencing be at least six feet high to afford adequate protection and screening to the residential properties; that the petitioner comply with the front yard requirement; that the front yard be suitably landscaped to provide attractive screening of the parking area. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-1219, brought by Tileston & Hollingsworth Co., 869-905 River Street, Hyde Park, for a Conditional Use permit and variances of insufficient front, side and rear yards to use premises for the parking of 260 employees' cars in a Residential (R-.5) and Local Business (L-.5) districts, the Boston Redevelopment Authority recommends approval with the following provisos: that 250 watt lighting be substituted for the proposed 400 watt lighting; that the lights be shielded to prevent direct light reflection on adjoining residential properties; that the fencing be at least six feet high to afford adequate protection and screening to the residential properties; that the petitioner comply with the front yard requirement; that the front yard be suitably landscaped to provide attractive screening of the parking area.

Re: Petitions Nos. Z-1220 - Z-1221
Interfaith Housing
735 & 739 Beechmont Street, Hyde Park

Petitioner seeks two Forbidden Use Permits and several variances to erect two (2) two family dwellings with two car garages in a Single Family (S-.5) district. The proposal would violate the code as follows:

			<u>Req'd.</u>	<u>Proposed</u>
#735	Sect. 8-7	A two family dwelling is forbidden in an S-.5 district		
	Sect. 14-1	Lot area for additional dwelling unit is insufficient	4000 sq.ft./du	458 sq.ft./du
	Sect. 18-1	Front yard is insufficient	30 ft.	15 ft.
	Sect. 19-1	Side yard is insufficient	12 ft.	7 ft.
	Sect. 20-1	Rear yard is insufficient	50 ft.	15 ft.
#739	Sect. 8-7	A two family dwelling is forbidden in an S-.5 district		
	Sect. 14-2	Lot area for additional dwelling unit is insufficient	4000 sq.ft./du	1419 sq.ft./du
	Sect. 18-1	Front yard is insufficient	30 ft.	15 ft.
	Sect. 19-1	Side yard is insufficient	12 ft.	5 ft.

The property is located at the intersection of Beechmont Street and Ashville Road. The proposal is inconsistent with the character of the area and would represent an undesirable land use in the neighborhood of single family residences. The violations reflect an over-development of the land. Recommend denial.

VOTED: That in connection with Petitions No. Z-1220 and Z-1221, brought by Interfaith Housing, 735 and 739 Beechmont Street, Hyde Park, for two Forbidden Use Permits and variances of insufficient lot area for additional dwelling units, front, side and rear yards to erect two (2) two family dwellings with two car garages in a Single Family (S-.5) district, the Boston Redevelopment Authority recommends denial. The proposal is inconsistent with the general character of the single family area and the several violations reflect over-development of the land.

Re: Petition No. Z-1222
Revelation Bra Company
156-200 Porter Street, East Boston

Petitioner seeks a variance to erect a one story side addition to a clothing manufacturing building for purposes of conducting a Car Rental office in a Light Manufacturing (M-1) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 15-1 F.A.R. is excessive	1.0	1.6

The property, a four story brick building, is located on Porter Street opposite the intersection of Porter and Cottage Streets. The car rental agency, a permitted use in an M-1 district, ^{is} presently conducted from a portable trailer on the site. The proposed addition will replace the existing trailer and provide a more attractive and efficient commercial space. Recommend approval.

VOTED: That in connection with Petition No. Z-1222, brought by Revelation Bra Company, 156-200 Porter Street, East Boston, for a variance of excessive floor area ratio to erect a one story side addition to a clothing manufacturing building for purposes of conducting a car rental office in a Light Manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. The proposed addition will replace an existing trailer and provide a more attractive and efficient commercial space for conducting the car rental business.

Re: Petition No. Z-1223
Peter & Paula Rogerson
483 Southamptton Street, South Boston

Petitioner seeks a Forbidden Use Permit to change occupancy from a store to the assembling, fitting, repair and sale of orthopedic appliances in a General Business (B-1) district. The proposal would violate the code as follows:

Sect. 8-7 The manufacture or repair of orthopedic or
medical appliances including artificial
limbs and braces is Forbidden in a B-1 district.

The property is a vacant store located on Southamptton Street at the intersection of Southamptton and Ellery Streets opposite the Andrew Square MBTA terminal. The building, which has been abandoned for several years, was formerly utilized for the manufacture of mattresses. The proposal represents a reasonable use of land, would restore an abandoned structure to a productive occupancy, and would be compatible with the commercial character of the area. Recommend approval.

VOTED: That in connection with Petition No. Z-1223, brought by Peter and Paula Rogerson, 483 Southamptton Street, South Boston, for a Forbidden Use permit to change occupancy from a store to the assembling, fitting, repair and sale of orthopedic appliances in a General Business (B-1) district, the Boston Redevelopment Authority recommends approval. The proposal is a reasonable use of land, would restore an abandoned structure to a productive occupancy, and would be compatible with the commercial character of the area.

Re: Petition No. Z-1224
Chevron Oil Company
3458-3460 Washington St., Jamaica Plain

Petitioner seeks a Forbidden Use Permit and a variance to use premises for the display and sale of used cars in a Local Business (L-.5) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7 The outdoor display and sale of used cars is Forbidden in an L-.5 district.		
Sect. 18-4 Front yard is insufficient	15 ft.	3 ft.

The petitioner presently conducts a gasoline service station on this property which is located on Washington Street at the intersection of Washington Street and Kenton Road. The petitioner proposes to sell used cars in conjunction with the existing gas station. The adjacent properties are primarily residential and the proposed commercial use with its attendant display signs would create an undesirable effect on these properties. Recommend denial.

VOTED: That in connection with Petition No. Z-1224, brought by Chevron Oil Company, 3458-3460 Washington Street, Jamaica Plain, for a Forbidden Use Permit and a variance of insufficient front yard to use premises for the display and sale of used cars in a Local Business district, the Boston Redevelopment Authority recommends denial. The adjacent properties are primarily residential and the proposed commercial use with its attendant display signs would create an undesirable effect on these properties.

Re: Petition No. Z-1225
Brentwood Realty Trust
28 Brentwood Street, Brighton

Petitioner seeks a Forbidden Use Permit and four variances to erect a three story and basement 16 unit-apartment addition to an existing three story and basement 16 unit-apartment structure in a Residential (R-.8) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7	Any dwelling converted for more families in an R-.8 district and meeting less than one half the requirement for open space is a Forbidden Use.		
Sect. 14-2	Lot area for additional dwelling unit is insufficient	1500 sq.ft./du	75 sq.ft./du
Sect. 15-1	F.A.R. is excessive	.8	1.05
Sect. 17-1	Usable open space is insufficient	800 sq.ft./du	356 sq.ft./du
Sect. 20-1	Rear yard is insufficient	40 ft.	38 ft.

The property is a three story-16 unit apartment structure located on Brentwood Street near the intersection of Brentwood and Everett Streets. In 1967 the petitioner was denied request to erect 32 units on the site by the Board of Appeal and the Authority concurred. He subsequently received a building permit to erect 16 units which represents the maximum allowable use. The proposed addition which would be attached to the rear of the existing structure, would overcrowd the land and create an undesirable density with the surrounding two family residences. Recommend denial.

VOTED: That in connection with Petition No. Z-1225, brought by Brentwood Realty Trust, 28 Brentwood Street, Brighton, for a Forbidden Use permit and variances of insufficient lot area for additional dwelling unit, usable open space, rear yard and excessive floor area ratio to erect a three story and basement 16 unit-apartment structure in a Residential (R-.8) district, the Boston Redevelopment Authority recommends denial. The proposed 16 unit addition would overcrowd the land and create an undesirable density with the surrounding two family residences.

Re: Petition No. Z-1226
Charles A. Leary
68 Willowdean Avenue, West Roxbury

Petitioner seeks a variance to extend an existing sun porch on the left side of his dwelling in a Single Family (S-.5) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 19-1 Side yard is insufficient	10 ft.	6 ft.

The property is located on Willowdean Avenue near the intersection of Willowdean Avenue and Weld Street. The petitioner would extend the existing sun porch an additional ten feet to the rear. The yard violation is existing and minimal. The proposal would not have a detrimental effect on the surrounding residential properties. Recommend approval.

VOTED: That in connection with Petition No. Z-1226, brought by Charles A. Leary, 68 Willowdean Avenue, West Roxbury, for a variance of insufficient side yard to extend an existing side porch in a Single Family (S-.5) district, the Boston Redevelopment Authority recommends approval. The side yard violation is existing and minimal. The proposal would not have a detrimental effect on the surrounding residential properties.

Re: Petition No. Z-1230 & Z-1231
Aeolian Skinner Organ Company
200 & 215 Sydney Street, Dorchester

Petitioner seeks a change in two non-conforming uses to change the occupancy of a one story metal structure from storage to manufacturing of metal and plastic products and change the occupancy of a three story brick structure from manufacturing of organs to manufacture of metal and plastic products in an Apartment (H-1) district. The proposal would violate the code as follows:

Sect. 9-2 A change in an existing non-conforming use to another non-conforming use requires the approval of the Board of Appeal

The property is located on Sydney Street at the intersection of Sydney Street and Crescent Avenue near the Columbia MBTA station. The petitioner has recently vacated the structures and the prospective purchaser would utilize them to manufacture plastic and metal products including packaging and imprinting. The proposed manufacturing activities would be an undesirable land use and inconsistent with the residential character of the area. Recommend denial.

VOTED: That in connection with Petitions No. Z-1230 & Z-1231, brought by Aeolian Skinner Organ Co., for a change in two non-conforming uses to change the occupancy of a one story metal structure from storage to manufacturing of metal and plastic products and change the occupancy of a three story brick structure from manufacture of organs to manufacture of metal and plastic products including packaging and imprinting in an Apartment (H-1) district, the Boston Redevelopment Authority recommends denial. The proposed manufacturing activities would be an undesirable land use and inconsistent with the residential character of the area.

